

DESCRIPTIONS OF “PLAN SANLEE” PLACE TYPES

COUNTRYSIDE

The Countryside place type is primarily intended for application to those portions of the county located outside of the Urban Service Areas where agricultural uses and undeveloped lands are the most prominent elements of the landscape. Land within the Countryside place type is intended to be preserved in its current state for the foreseeable future; protecting the economic viability of the county’s agricultural heritage and preserving opportunities for residents to maintain a rural lifestyle without encroachment from unchecked urbanization. To support the preservation of the rural character of the Countryside place type, public wastewater service will not be extended to these areas, and residential development standards will be put into place that limits residential density to no more than one dwelling unit per two acres. Uses within the Countryside place type will be limited to agriculture, forestry, single family residential uses, and institutional uses, such as churches, parks, and other community-oriented uses that serve the rural population.

COMMERCIAL CORRIDOR

The Commercial Corridor place type is intended to represent established commercial development that serves both local and regional customers along the highest volume transportation routes through the urbanized portion of the county. In the past, this land use type typically followed a “strip” development pattern on parcels with narrow lot frontages and/or large amounts of off-street parking located between the street and the buildings. Uses within these areas typically include retail, restaurants, entertainment centers, automobile services, personal services, and other commercial uses. While these corridors tend to be oriented toward customers arriving by automobile, traditional strip commercial development is now discouraged within these areas. Instead, developments should be designed to provide greater connectivity within and to adjacent developments in a manner to safely accommodate both bicycles and pedestrians traveling to and through the corridor to access the commercial establishments within it. Given the density and intensity of the development pattern associated with the Commercial Corridor place type, these areas are intended for establishment only where public water and wastewater service is available.

Given the highly visible nature of these areas and their location along the most heavily traveled roadways in the community, development and redevelopment projects in these areas are expected to adhere to high quality development

standards that exemplify the desired aesthetic character of the community. In addition to the primary use types, Commercial Corridors are also intended to accommodate higher density residential uses, such as townhomes, condominiums, apartments, that are integrated into the fabric of the surrounding commercial development, as well as large scale professional office and civic uses. Commercial Corridors can also accommodate a range of low intensity and low impact manufacturing and related uses if their siting and development character is consistent with the overall character of the area.

CROSSROADS

The Crossroads place type is intended to facilitate commercial activity and civic uses at primary road intersections that are located within areas designated within the Countryside place type. The intent of the Crossroads place type is to provide the county's rural population with opportunities to acquire commercial necessities and services, such as small markets, convenience stores, small neighborhood service businesses, and restaurants in close proximity to their homes and farms while also providing a central location within a rural area for locally oriented civic uses, such as churches and community centers. The Crossroads place type is also an appropriate location for larger scale service uses that support agricultural interests in the county that need to be located close to their customers. To support the preservation of the rural character of the Crossroads place type and the surrounding Countryside, public wastewater service will not be extended to these areas.

DOWNTOWN

This place type is intended for application to the high intensity commercial cores within the urbanized portions of the planning area. The Downtown place type is a pedestrian oriented mixed-use environment that is built on a dense grid of urban streets that facilitate easy movement within and through the downtown area. Downtowns accommodate a wide range of commercial uses, including retail, office, service, and entertainment uses. Mixed use buildings provide opportunities for multi-family residential accommodations within the urban core, with nonresidential uses on the ground floor and residences in upper stories. Important civic facilities, such as government buildings, performing arts venues and similar uses are found here as well. The mixture of uses, both within the downtown as a whole as well as vertically within multi-story buildings, is intended to create a lively and active focal point for the entire community.

INDUSTRIAL CENTER

The Industrial Center place type represents some of the community's largest employers, providing economic opportunities for the local and regional population. The development pattern within this place type primarily consists of larger industrial establishments clustered together in industrial parks and informal districts that have evolved in the county in locations that are served by the heavy infrastructure (highway, rail, gas, water, and wastewater) that facilitates such enterprises. Industrial Centers may contain smaller inclusions of supporting development, including smaller scale commercial uses that support the employees and businesses in the district.

Factories and other uses in Industrial Centers are likely to create impacts that are not suitable for location in close proximity to lower intensity uses. These impacts include, but are not limited to, noise, vibration, odors, dust, heat, glare or other nuisances associated with the large-scale processing of raw materials and heavy assembly. Given the scale of the impacts, these areas should be separated from lower intensity residential and commercial districts, preferably through the preservation of significant natural buffers along the periphery of these areas. Industrial Centers also generate large volumes of truck and train traffic which must be accommodated, making access to heavy transportation infrastructure critical for this place type. Given the nature of the uses in these areas and the types of processes that occur, public water and wastewater service is required.

MAKER DISTRICT

The Maker District place type is intended to accommodate a wide range of small-scale light manufacturing, assembly, warehousing, storage, transportation, and flex commercial space for small, local enterprises. Manufacturing activity in the district is done using previously prepared materials, products or parts, and may include processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of these products. It does not include basic industrial processing (see Industrial Centers).

Maker Districts are typically located in areas with excellent access to the regional transportation network and supporting infrastructure. These lands are either currently served or are planned to be served in the future by public or private water or sanitary sewer systems. In addition to the previously mentioned uses, the inclusion of certain commercial uses, including supporting retail and service uses, as well as wholesale establishments, companies with significant outdoor storage needs, and self-storage is appropriate within a Maker District. The scale and intensity of development within a Maker District is influenced by its proximity to

lower intensity place types. The peripheral areas of a Maker District should provide adequate transitions to adjacent lower intensity place types, through the use of vegetated buffers, landscaping, setbacks, and compatibly scaled buildings housing lower intensity uses.

MIXED USE ACTIVITY CENTER

Mixed Use Activity Centers are intended to facilitate the development of large scale integrated mixed use developments that incorporate employment centers along with complementary retail/ commercial uses and medium to high-density residential uses. While generally developed as a single master-planned unit, should also be contextually integrated into the surrounding development pattern, including the establishment of strong pedestrian and street connections to nearby neighborhoods and the larger regional transportation network. Given the density of development contemplated for this place type, public water and wastewater service is required. This place type is typically located near highway interchanges and along major arterial roadways.

Employment centers in these districts are oriented primarily to professional offices, medical facilities, educational institutions, corporate headquarters, research and development facilities and technology-oriented businesses. Retail / service areas are integrated into the overall development pattern as well, with these uses typically clustered at a central place within the overall development, with strong linkages to adjacent residential and employment areas in the activity center. Residential development within this place type is integrated into the overall fabric of the development and will typically offer a broad range of high-density housing choices, including townhomes, condominiums, apartments, and live/work units.

NEIGHBORHOOD CENTER

Neighborhood Centers are small scale mixed-use pedestrian oriented commercial centers that are located around major intersections within Urban Neighborhoods, transitional areas at the edge of a Commercial Corridor or Downtown, or at the edge of a Suburban Neighborhood. These lower intensity commercial areas are intended to serve the immediately surrounding neighborhood with everyday retail essentials and personal services, while also providing a focal point for the neighborhoods that they serve. Neighborhood Centers are also intended to accommodate appropriately scaled multifamily residential development and civic uses as transitional land uses between the commercial core of the Neighborhood Center and surrounding single-family residences.

NEIGHBORHOOD TRANSITION AREA

Residential Transition Areas are intended to be applied to legacy residential neighborhoods that lie along primary transportation routes that lead into downtown areas and similar urban commercial districts. Typically characterized by the presence of older residential structures that have outlived their original purpose as dwellings, these areas are transitioning to nonresidential uses, such as small offices and service businesses.

The intended purpose of the Neighborhood Transition Area place type is to help facilitate this transition while preserving the overall residential character of these corridors as a buffer to incompatible development encroaching into adjoining residential areas. In order to help maintain compatibility with adjacent residential neighborhoods, commercial uses should be limited to professional offices and personal and business service uses that create few, if any, off-site impacts and have limited parking needs. The repurposing of existing residential structures for commercial use in these areas is encouraged to help maintain compatibility. Where new structures are built, they should maintain a similar size, scale, and appearance to existing residential developing patterns along the corridor and in adjacent neighborhoods, including compatible site development features, such as minimal outdoor lighting, rear loaded parking areas, and small-scale signage.

PROFESSIONAL AND INSTITUTIONAL CAMPUS

The purpose of the Professional place type is to accommodate the unique development needs of large-scale professional uses, such as corporate office headquarters, hospitals/medical facilities, business park, airports, educational and government centers. These areas are located at critical nodes or activity centers along major roadways and should have direct access to existing or planned arterial and collector streets, and not relying on local streets for primary access. These lands are either currently served or are planned to be served in the future by public or private water or sanitary sewer systems. Developments should be organized using a “campus” style design that is consistent. While the place type is focused on the primary employer or use, the place type should be integrated into the context of the surrounding area, and should not be walled off as an isolated pod of development.

SUBURBAN NEIGHBORHOOD

Suburban Neighborhoods are low to moderate density (4-7 dwelling unit per acre) residential areas that lie on the outskirts of a core urbanized area. This place type is intended to facilitate the development of large scale “conventional” single family residential neighborhoods. While not urban in nature, these neighborhoods are walkable, and provide a high degree of transportation connectivity both between individual neighborhoods and to the surrounding network of thoroughfares. Where applied to existing conventional single-family residential neighborhoods, the associated zoning regulations should provide a degree of protection from the practice of re-subdividing existing lots in a manner that creates inconsistent higher density parcels within a lower density neighborhood through the application of a neighborhood conservation overlay district or similar mechanism.

URBAN NEIGHBORHOOD

The Urban Neighborhood place type is intended for application to residential areas that lie at the heart of the urbanized area of the county, as well as to facilitate the development of higher density residential neighborhoods in areas where infrastructure and environmental conditions can support more intensive urban development.

Given the density of the Urban Neighborhood place type, these areas are either currently served, or will be served in the future, by public or private water and/or wastewater systems. The development pattern in Urban Neighborhoods consists of a mixture of moderate to high density (up to 10 dwelling units per acre) single family residential blocks, with inclusions of multi-family residential development (up to 16 dwelling units per acre) interspersed along collector streets and thoroughfares.

These high-density neighborhoods are also appropriate for smaller scale multi-family housing, such as duplexes, accessory dwelling units, churches, schools, and similar civic uses. Urban Neighborhoods are walkable, and are typically developed on a grid street network that provides a high degree of mobility and interconnection with the surrounding transportation network that links them to nearby urban commercial areas and employment centers.

VILLAGE CENTER

Village Centers are intended to facilitate the development of commercial and civic centers at the heart of Village Neighborhoods at a scale and intensity that is greater

than the Crossroads place type. Village Centers are smaller in scale and lower in intensity than the Downtown place type, but share a similar physical form, though are somewhat more automobile oriented while still maintaining a walkable character that is integrated into and interconnected with the surrounding Village Neighborhood that it serves.

VILLAGE NEIGHBORHOOD

Village Neighborhoods are intended to be established in the areas immediately surrounding a Village Center. The Village Neighborhood place type is typically comprised of low density (2-4 dwelling units per acre) single-family dwellings developed on an interconnected street network that provides pedestrian access and connectivity to the Village Center. Other appropriate uses within a Village Neighborhood include schools, churches, and similar civic uses that are appropriately scaled to the character of the low-density residential development pattern of the neighborhood.